

# 7 Parklands Parade, Newnham, Tas 7248

## House For Sale

Tuesday, 23 April 2024

7 Parklands Parade, Newnham, Tas 7248

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 653 m2**

**Type: House**



Louise Gipton  
0363337888

## Offers Over \$469,000

An excellent, solid brick home offering a blend of modern comfort situated on a generous 653m<sup>2</sup> corner block with scope to build a second dwelling. This home has most of the hard work already done with updated kitchen and bathroom but there is still the ability to add your own personal touches. Key Features: \* Bedrooms: Four well-appointed bedrooms\* Bathroom: Updated bathroom with separate toilet\* Kitchen: Certainly the heart of this home the space is well thought out and modern\* Parking: Generous lockup Garage with under house storage, with an additional two carparks and carport\* Outside: Good sized back yard on a corner block with scope to build a second dwellingLocation: Situated within walking distance to the UTAS Newnham campus and a short commute to local Shopping centers and eateries. A short and direct drive into the Launceston CBD with the option to use convenient and nearby public transport. Don't miss out on your opportunity to secure this great home! Rates: \$1622 approx. per annum Taswater: \$277 approx. per quarter fixed charges \*\*\* Knight Frank has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however, we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. \*\*\*